

LOT 183
IN OR 1562/551
FLORA PARKE 2B PB 6/255

HUNT CHIN-LAN
23455 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0183-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	2004	1,639	196,023
FGR	420	55	2004	231	27,628
FOP	48	30	2004	14	1,675
FOP	104	30	2004	31	3,708
TOTALS	2,211			1,915	229,031

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,915	96.1380	133.63	255,901	2004	2004	0	0	10.50	89.50
1 SNGL FAM 100% - 2005											
Heated Area: 1639						HX Base Yr 2005					
The floor plan shows a main rectangular area labeled 'BAS 2004' with dimensions 29 (top), 39 (left), 16 (top right), and 34 (right). A smaller rectangular area labeled 'FOP 2004' is attached to the top of the main area, with dimensions 13 (top), 8 (left), 8 (right), and 13 (bottom). Another smaller rectangular area labeled 'FGR 2004' is attached to the bottom of the main area, with dimensions 11 (left), 4 (top), 4 (right), 2 (bottom), 8 (right), 5 (top), 16 (left), and 20 (bottom). The overall dimensions of the main area are 29 (top), 39 (left), 16 (top right), and 34 (right). The overall dimensions of the entire plan are 29 (top), 39 (left), 16 (top right), 34 (right), 11 (left), 4 (top), 4 (right), 2 (bottom), 8 (right), 5 (top), 16 (left), and 20 (bottom).											